

## CERTIFICATE OF PUBLIC TION

From THE NEWS-POST

Frederick, Md.

Law Offices  
 Carlton M. Green  
 Maryland Building  
 Hyattsville, Maryland 20781  
 864-6070

## SUBSTITUTE TRUSTEES' SALE

Of Valuable  
 Improved Real Estate Known As

41 Vienna Court  
 Frederick, Maryland

Under and by virtue of the power of sale contained in a Deed of Trust from Warren A. Ratner and Karen S. Ratner, his wife to Robert H. Reeves and Robert K. Maddox, Trustees, dated June 13, 1979, and recorded among the Land Records of Frederick County, Maryland in Liber 1086 at folio 60, docketed for foreclosure in Equity No. 31946, Walter L. Green and Austin E. Carlin having been duly substituted for the original trustees, and at the request of the party secured thereby default having occurred under the terms thereof, the undersigned Substitute Trustees will offer for sale in "as is" condition at public auction outside the main front door of the Courthouse for the Circuit Court at Frederick, Maryland on

WEDNESDAY, JANUARY 20, 1982

AT 11:00 A.M.

all of the property described in said Deed of Trust described as follows:

All that lot or parcel of land situate, lying and being in the City of Frederick, Frederick County, State of Maryland, and more particularly described as follows: Lot 2, Building F, Section One, Willowcrest Subdivision, as recorded among the Land Records of Frederick County in Plat Book 10, folio 133.

The property is improved by two story townhouse with living room, kitchen, 3 bedrooms, and 1 and 1/2 baths.

### TERMS OF SALE

A deposit of \$2,000.00 cash or certified check will be required at the time of sale, the balance to be paid in cash within 5 days after ratification of the sale by the Circuit Court and interest shall be due on the balance at the rate of 8 percent per annum from the date of sale until the date of settlement. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, recording fees, State and County revenue stamps and transfer taxes and all other costs incident to the settlement are to be paid by the purchaser. Compliance with the terms of sale shall be made within 5 days after final ratification of the sale or the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

WALTER L. GREEN and  
 AUSTINE E. CARLIN  
 Substitute Trustees

By: Carlton M. Green  
 Attorney for Substitute Trustees

Frederick, Md.

Feb 11, 1982

This is to certify that the annexed

Trustees' Sale

was published in

Fred News-Post

a newspaper published in Frederick County on the following

dates:

Dec. 31, 1981 Jan 7, 14, 1982

THE NEWS-POST

Per

Glenda Klosterman

Filed February 16, 1982